

Landowner Specific Narrative Summary
F. Thomas Noonan, Regina Cober, Mary Ann Noonan

To date, ATXI has been unsuccessful in obtaining an easement from F. Thomas Noonan, Regina Cober and Mary Ann Noonan. Mary Ann and Thomas Noonan and Regina Cober each own an undivided 1/3 interest in two parcels totaling approximately 388 acres along the Sidney to Rising segment of the Project in Champaign County, Illinois. The property at issue has been designated internally as ILRP_RS_CH_081_ROW. As summarized on Exhibit 2.1, as of June 11, 2014, ATXI has contacted, or attempted to contact, the Noonan's or their counsel on approximately 34 occasions, including 8 phone calls, 6 voicemails, 5 letters, 4 in-person meetings and 11 emails. Mr. Lott Thomas, Esq. represents the Noonan's and Ms. Cober.

On October 8, 2013, the land agent presented ATXI's initial offer to Ms. Noonan. And on October 23, 2013, the land agent met with the Noonans and their tenant Bill Cain, who expressed several concerns including crop damages, compensation for equipment, diminution in property value, future crop loss, cleaning of equipment, attorney's fees and property taxes. Two days later, the land agent responded to Mr. Cain's concerns by informing the Noonans that ATXI's offer was based on an appraisal, which considered the fact that the Noonan's have an existing easement on their parcel, and that ATXI had an obligation to treat all landowners fairly and therefore could not agree to his requests for payment for (i) a new GPS system, (ii) diminution in value not substantiated in the appraisal, (iii) a future irrigation system absent documented plans, (iv) attorney fees, and (v) property taxes. Additionally, absent documentation of unusual crops necessitating equipment washing, ATXI would not be responsible for the washing of equipment.

At this time Ms. Noonan also told the agent that she had decided to wait to see what happened with the FAA before moving forward, due to the parcel's proximity to the airport. On

February 3, 2013, Ms. Noonan reiterated her position and told the agent that she was waiting on plans between the FAA and Ameren before continuing negotiations. In response, ATXI forwarded the FAA decision letter to Mr. Noonan, Ms. Noonan, and Ms. Cober.

Finally, on April 28, 2014, Mr. Lott, as landowner's counsel, provided a counteroffer for this parcel, which was over twice as much as ATXI's current offer, and proposed new language for the transmission easement. In response, ATXI and Mr. Lott began negotiations regarding a range of issues including FAA language, telecommunications, easement maintenance, indemnification, and aerial application interference, which remain on-going. ATXI's counsel provided suggested easement language modifications on May 28, 2014.

In response to Mr. Lott's counteroffer regarding compensation, ATXI discussed the necessity of documentation supportive of the counteroffer and explained that ATXI's offer of compensation was based on the fact that these landowners had already been compensated for a portion of the easement and that it was not appropriate to base his counteroffer on another parcel as part of a different project. Additionally, the land agent informed Mr. Lott that his crop damage structure was different than those ATXI calculated for other landowners, but that ATXI would consider actual damages if acceptable to the landowner. As recently, as June 11, 2014, ATXI adjusted its offer to include increased crop damages, and is awaiting a response. To date, compensation negotiations remain on-going.

Given the length of negotiations, the disparity in the evaluation of appropriate compensation for the easement, and the parties' current positions regarding easement language and the confidential settlement agreement: an agreement in a timely manner is unlikely to occur, and thus eminent domain authority is necessary for these landowners.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/8/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) SUE HATTON Sue L. Hatton ☒

Champaign County, IL

NE 1/4 N 1/2 SE 1/4 of Section 13, Township 18 N, Range 8 E, 3rd Prime Meridian, Champaign County, Illinois

Tax ID: 292613200001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 250 500 1,000 1,500
Feet

NOONAN MARY ANN, COBER RT

Tract No.: ILRP_RS_CH_081

Date: 4/29/2014

EXHIBIT "A"

A 9.095 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 3 IN DEED TO MARY ANN NOONAN, REGINA NOONAN COBER AND F. THOMAS NOONAN, RECORDED IN DOCUMENT NUMBERS 2006R35553 AND 2006R35554 OF THE DEED RECORDS OF CHAMPAIGN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID EAST 1/2, FROM WHICH A 5/8-INCH IRON ROD WITH A CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION 13, SAME BEING THE NORTHEAST CORNER OF SAID NOONAN TRACT, BEARS NORTH 00 DEGREES 29 MINUTES 23 SECONDS WEST, A DISTANCE OF 2,733.83 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1220335.68, E:1010958.46;

THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,608.39 FEET TO A POINT FOR CORNER;

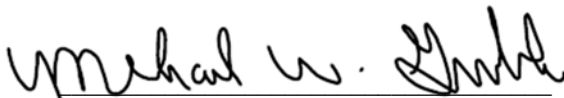
THENCE SOUTH 89 DEGREES 28 MINUTES 27 SECONDS WEST, A DISTANCE OF 32.10 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2;

THENCE NORTH 00 DEGREES 57 MINUTES 05 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER, FROM WHICH A STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 13, SAME BEING THE NORTHWEST CORNER OF SAID NOONAN TRACT, BEARS NORTH 00 DEGREES 57 MINUTES 05 SECONDS WEST, A DISTANCE OF 2,671.35 FEET;

THENCE NORTH 89 DEGREES 28 MINUTES 27 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 33.72 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 2,607.94 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 396,162 SQUARE FEET OR 9.095 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

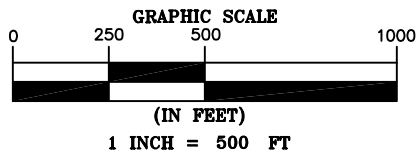


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 02/26/2014



EXHIBIT "A"



SECTION LINE

12 7
P.O.R.
NE COR.
SEC. 13

P.O.R.
N 1/4 COR.
SEC. 13

MARY MARGARET NOONAN
LAST WILL AND TESTAMENT
OF MARY J. MULLIGAN
D.R.C.C.I.
ILRP_RS_CH_080

N00°57'05"W 2671.35'

SECTION 13
TOWNSHIP 18N
RANGE 8E

TRACT 3
MARY ANN NOONAN,
REGINA NOONAN COBER
AND F. THOMAS NOONAN
DOCUMENT NO. 2006R35553
DOCUMENT NO. 2006R35554
D.R.C.C.I.
ILRP_RS_CH_081

SECTION LINE

N00°29'23"W 2733.83'

SECTION 18
TOWNSHIP 18N
RANGE 9E

PROPOSED 150'
WIDE EASEMENT

P.O.B.
GRID COORDINATES
N:1220335.68
E:1010958.46

VICTORIA H. GARRETT
BOOK 1044, PAGE 614
D.R.C.C.I.
ILRP_RS_CH_079

L5

L4

L3

ILLINOIS POWER COMPANY
132' EASEMENT
BOOK 969, PAGE 202
D.R.C.C.I.

L6

L2

TRACT 3
MARY ANN NOONAN,
REGINA NOONAN COBER
AND F. THOMAS NOONAN
DOCUMENT NO. 2006R35553
DOCUMENT NO. 2006R35554
D.R.C.C.I.
ILRP_RS_CH_081

TRACT THREE
RALPH A. SMALLEY, JR.,
TRUSTEE OF THE "SMALLEY
LAND TRUST UNDER AGREEMENT
DATED JUNE 16, 1997"
DOCUMENT NO. 97R14003
D.R.C.C.I.
ILRP_RS_CH_082

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S00°30'21"E	150.00'
L2	S89°51'35"W	2608.39'
L3	S89°28'27"W	32.10'
L4	N00°57'05"W	150.00'
L5	N89°28'27"E	33.72'
L6	N89°51'35"E	2607.94'

AREA TABLE

EXISTING EASEMENT	8.003 ACRES	348,622 S.F.
PROPOSED ADDITIONAL EASEMENT	1.092 ACRES	47,540 S.F.
TOTAL	9.095 ACRES	396,162 S.F.

LEGEND

D.R.C.C.I.

P.O.B.
P.O.R.



2 1
11 12

DEED RECORDS
CHAMPAIGN COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
STONE MONUMENT FOUND
5/8" IRON ROD WITH CAP FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE

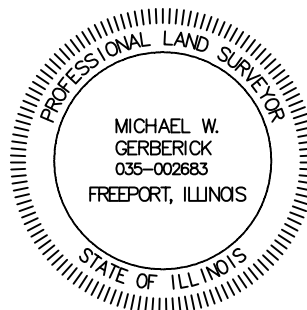
SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

EXISTING EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 02/26/2014

SCALE: 1" = 500'

TRACT ID: ILRP_RS_CH_081

DRAWN BY: TR



150' TRANSMISSION
LINE EASEMENT
SIDNEY TO RISING
SECTION 13, TOWNSHIP 18 NORTH, RANGE 8 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHAMPAIGN COUNTY, ILLINOIS